

K.C.C. 21A.08
Permitted Uses

1 SECTION 10. Ordinance 10870, Section 330, as amended, and K.C.C.
2 21A.080.030 are each hereby amended to read as follows:

3 **Residential land uses.**

4 A. Residential land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P – Permitted Use		Z	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C – Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S – Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	H	I	M	I	I	I	I	U
			O	C	S	R	L	N	R	N	D	G	N	E	N	O	N	C
		N	U	T	A			V		E	B	E	R	E	N	E	E	T
		E	L		L			E		N	O	S	C	S	A	S		R
		T							T	R	S	I	S	L	S		I	
		U							I	H		A					A	
		R							A	O		L					L	
		E							L	O								
										D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I					
	DWELLING UNITS, TYPES:																	
*	Single Detached	P C13	P2		P C13	P C13	P C13	P C13										
*	Townhouse				C4	C4	P C12	P	P3	P3	P3	P3						
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3						
*	Mobile Home Park				S14		C8	P										
*	Cottage Housing						P16											
	GROUP RESIDENCES																	
*	Community Residential Facility-I				C	C	P15 C	P	P3	P3	P3	P3						
*	Community Residential Facility-II							P	P3	P3	P3	P3						

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P – Permitted Use		Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C – Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S – Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	H	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	G	N	E	N	O	N	C	S
			U	T	A			V		E	B	E	R	E	N	E	E	T
			L		L			E		N	O	S	C	S	A	S		R
			T							T	R	S	I	S	L	S		I
			U							I	H		A					A
			R							A	O	L						L
	E							L	O	D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I					
*	Dormitory				C6	C6	C6	P										
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3						
	ACCESSORY USES:																	
*	Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7						
*	Home Occupation	P	P		P	P	P	P	P	P	P	P						
*	Home Industry	C			C	C	C											
	TEMPORARY LODGING:																	
7011	Hotel/Motel (1)									P	P	P						
*	Bed and Breakfast Guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11							
7041	Organization Hotel/Lodging Houses										P							
GENERAL CROSS REFERENCES:																		
Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;																		
Development Standards, see K.C.C. 21A.12 through 21A.30;																		
General Provisions, see K.C.C. 21A.32 through 21A.38;																		
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44;																		
(*) Definition of this specific land use, see K.C.C. 21A.06.																		

- 6 1. Except bed and breakfast guesthouses.
- 7 2. In the forest production district, the following conditions apply:
- 8 a. Site disturbance associated with development of any new residence shall be
- 9 limited to three acres. Site disturbance shall mean all land alterations including, but not
- 10 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage
- 11 disposal systems((;)) and driveways. Additional site disturbance for raising livestock, up
- 12 to the smaller of thirty-five percent of the lot or seven acres, may be approved provided
- 13 that a farm management (conservation) plan is prepared pursuant to the requirements of
- 14 K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal
- 15 care and not the total area of the lot;
- 16 b. A forest management plan shall be required for any new residence in the
- 17 forest production district, which shall be reviewed and approved by the King County
- 18 department of natural resources and parks prior to building permit issuance; and
- 19 c. A fire protection plan for the subject property is required and shall be
- 20 reviewed and approved by the Washington state department of natural resources with the
- 21 concurrence of the fire marshal for each residential use. This plan shall be developed in
- 22 such a manner as to protect the adjoining forestry uses from a fire that might originate
- 23 from the residential use. This plan shall provide for setbacks from existing forestry uses
- 24 and maintenance of approved fire trails or other effective fire line buffers on perimeters
- 25 with forest land.
- 26 3. Only as part of a mixed use development subject to the conditions of K.C.C.
- 27 chapter 21A.14, except that in the NB zone on properties with a land use designation of
- 28 commercial outside of center (CO) in the urban areas, stand-alone townhouse

developments are permitted subject to K.C.C. 21A.12.040, 21A.030, 21A.14.060 and 21A.14.180.

4.a. Only in a building listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of K.C. C. 21A.32.

b. In the R-1 zone, apartment units are permitted, provided that:

(1) ~~((t))~~The proposal shall be subject to a conditional use permit when exceeding base density,

(2) ~~((a))~~At least fifty percent of the site is constrained by unbuildable sensitive areas. For purposes of this section, unbuildable sensitive areas shall include wetlands, streams and slopes forty percent or steeper and associated buffers; and

(3) ~~((t))~~The density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

c. In the R-4 through R-8 zones, apartment units are permitted, provided that the proposal shall be subject to a conditional use permit when exceeding base density, and provided that density does not exceed a density of eighteen units per acre of net buildable area defined in K.C.C. 21A.06.797.

5. Apartment units are permitted outright as follows:

a. In the R-1 zone when at least fifty percent of the site is constrained by unbuildable sensitive areas which for purposes of this section, includes wetlands, streams and slopes forty percent or steeper and associated buffers, and provided that the density does not exceed a density of eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797; or

b. In the R-4 through R-8 zones, provided that the density does not exceed eighteen units per acre of net buildable areas as defined in K.C.C. 21A.06.797.

6. Only as an accessory to a school, college, university or church.

7.a. Accessory dwelling units:

(1) only one accessory dwelling per primary single detached dwelling unit;

(2) only in the same building as the primary dwelling unit on an urban lot that is less than ten thousand square feet in area, on a rural lot that is less than the minimum lot size, or on a lot containing more than one primary dwelling;

(3) ~~((t))~~The primary dwelling unit or the accessory dwelling unit shall be owner occupied;

(4)(a) ~~((o))~~One of the dwelling units shall not exceed a floor area of one thousand square feet except when one of the dwelling units is wholly contained within a basement or attic, and

(b) ~~((w))~~When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;

(5) ~~((o))~~One additional off-street parking space shall be provided;

(6) ~~((t))~~The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and

(7) ~~((a))~~An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records, elections and licensing services division, which identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit.

The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the ~~((R))~~ rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot or the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone.

(8) ~~((a))~~ Accessory dwelling units and accessory living quarters are not allowed in the F zone.

(9) ~~((i))~~ In the A zone, one accessory dwelling unit is allowed on any lot under twenty acres in size, and two accessory dwelling units are allowed on lots that are twenty acres or more, provided that the accessory dwelling units are occupied only by farm workers and the units are constructed in conformance with the state Building Code.

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, provided there is:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as an accessory to the permanent residence of the operator, and

a. Serving meals to paying guests shall be limited to breakfast; and

97 b. There shall be no more than five guests per night.

98 10. Only as an accessory to the permanent residence of the operator, and

99 a. Serving meals to paying guests shall be limited to breakfast; and

100 b. The number of persons accommodated per night shall not exceed five,

101 except that a structure that satisfies the standards of the Uniform Building Code as

102 adopted by King County for R-1 occupancies may accommodate up to ten persons per

103 night.

104 11. Only if part of a mixed use development, and subject to the conditions of

105 K.C.C. 21A.08.030B.10.

106 12. Townhouses are permitted, but shall be subject to a conditional use permit if

107 exceeding base density.

108 13. Required before approving more than one dwelling on individual lots,

109 except on lots in subdivisions, short subdivisions or binding site plans approved for

110 multiple unit lots, and except as provided for accessory dwelling units in K.C.C.

111 21A.08.030B.7.

112 14. No new mobile home parks are allowed in a rural zone.

113 15. Limited to domestic violence shelter facilities.

114 16. Only in the R4-R8 zones limited to:

115 a. developments no larger than one acre;

116 b. not adjacent to another cottage housing development such that the total

117 combined land area of the cottage housing developments exceeds one acre.

118 c. All units must be cottage housing units with no less than three units and no

119 more than sixteen units.

b. The total area of the common open space must be at least two hundred and fifty square feet per unit and at least fifty percent of the units must be clustered around the common open space.

c. The total floor area of each unit, including any enclosed parking, is limited to one thousand two hundred square feet. The footprint of each unit, including any enclosed parking, is limited to nine hundred square feet.

d. Fences within the cottage housing unit development are limited to three feet in height. Fences along the perimeter of the cottage housing development are limited to six feet.

e. Cottage housing developments on adjacent properties are not permitted if the total combined land area of the cottage developments exceeds one acre.

SECTION 11. Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040 are each hereby amended to read as follows:

Recreational/cultural land uses.

A. Recreational/cultural land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
			I	E	E	A	A E	A	I	H I	M I	I I	I	U
		C	S	R	L	N R	N	D	G N	E N	O N	C	S	
		U	T	A		V		E	B E	R E	N E	E	T	
		L		L		E		N	O S	C S	A S		R	
		T						T	R S	I S	L S		I	
		U						I	H	A			A	
		R						A	O	L			L	
		E						L	O					
									D					
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I	
	PARK/RECREATION:													
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13	
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P	P	P	P	P13	
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P	
*	Camgrounds		P16 C16 a	P16	P16 C16 a	P16 C16 a							P16 C16	
*	Destination Resorts		S		S18	C					C			
*	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P	
*	Recreational Vehicle Park		P19	P19	C2, 18 P19	C2 P19								
*	Sports Club (17)				C4, 18	C4	C4	C4	C	P	P			
*	Ski Area		S		S18									
	AMUSEMENT/ ENTERTAINMENT													
*	Adult Entertainment Business									P6	P6	P6		
*	Theater									P	P	P		

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
			I	E	E	A	A E	A	I	H I	M I	I I	I	U
		C	S	R	L	N R	N	D	G N	E N	O N	C	S	
		U	T	A		V		E	B E	R E	N E	E	T	
		L		L		E		N	O S	C S	A S		R	
		T						T	R S	I S	L S		I	
		U						I	H	A			A	
		R						A	O	L			L	
		E						L	O					
									D					
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I	
7833	Theater, Drive-in										C			
793	Bowling Center									P	P		P	
*	Golf Facility				C7, 18	P7	P7	P7						
7999 (14)	Amusement and Recreation Services		P21	P21	P8, 21, C15, 18	P8, 21, 22 C15	P8, 21, 22 C15	P8, 21, 22 C15	P21, 22	P	P	P21	P21	
*	Shooting Range		C9		C9, 18						C10		P10	
*	Amusement Arcades									P	P			
7996	Amusement Park										C			
*	Outdoor Performance Center		S		C12 S18		P20	P20			S			
	CULTURAL:													
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P		
841	Museum	C23	C23		P11	P11 C	P11 C	P11 C	P	P	P	P	P	
842	Arboretum	P	P		P	P	P	P	P	P	P	P		

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	N R	N	D	G N	E N	O N	C	S
		N	U	T	A	V		E	B E	R E	N E	E	T
		E	L		L	E		N	O S	C S	A S		R
			T					T	R S	I S	L S		I
			U					I	H	A			A
			R					A	O	L			L
			E					L	O				
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I
*	Conference Center				P11 C12, 24	P11 C12	P11 C	P11 C	P		P	P	
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.													

B. Development conditions.

1. The following conditions and limitations shall apply, where appropriate:

a. ~~((N))~~no stadiums on sites less than ten acres;

b. Lighting for structures and fields shall be directed away from residential

areas;

c. Structures or service yards shall maintain a minimum distance of fifty feet

from property lines adjoining residential zones, except for structures in on-site recreation

areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for

structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;

d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and

e. Overnight camping is allowed only in an approved campground.

2. Recreational vehicle parks are subject to the following conditions and limitations:

a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three((-))_hundred((-))_sixty-five-day period;

b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and

c. Sewage shall be disposed in a system approved by the Seattle-King County health department.

3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application.

4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to the following conditions and limitations:

a. The bulk and scale shall be compatible with residential or rural character of the area;

b. For sports clubs, the gross floor area shall not exceed ten thousand square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and

c. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs.

5. Limited to day moorage.

6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than three thousand feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned RA, UR or R or that contain the uses identified in this subsection B.6.a.

b. Adult entertainment businesses shall not be permitted within an area likely to be annexed to a city subject to an executed interlocal agreement between King County and a city declaring that the city will provide opportunities for the location of adult businesses to serve the area. The areas include those identified in the maps attached to Ordinance 13546.

7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least fifty feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Within the RA zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area, regionally significant resource areas or locally significant resource areas. Ancillary

188 facilities associated with a golf course are limited to practice putting greens, maintenance
189 buildings and other structures housing administrative offices or activities that provide
190 convenience services to players. These convenience services are limited to a pro shop,
191 food services and dressing facilities and shall occupy a total of no more than ten thousand
192 square feet. Furthermore, the residential density that is otherwise permitted by the zone
193 shall not be used on other portions of the site through clustering or on other sites through
194 the transfer of density provision. This residential density clustering or transfer limitation
195 shall be reflected in a deed restriction that is recorded at the time applicable permits for
196 the development of the golf course are issued.

197 8. Limited to a golf driving range only as:

198 a. ~~((A))~~an accessory to golf courses; or

199 b. ~~((A))~~an accessory to a large active recreation and multiuse park.

200 9.a. New structures and outdoor ranges shall maintain a minimum distance of
201 fifty feet from property lines adjoining residential zones, but existing facilities shall be
202 exempt.

203 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets
204 or arrows from leaving the property.

205 c. Site plans shall include: safety features of the range; provisions for reducing
206 sound produced on the firing line; elevations of the range showing target area, backdrops
207 or butts; and approximate locations of buildings on adjoining properties.

208 d. ~~((S))~~subject to the licensing provisions of K.C.C. Title 6.

209 10.a. Only in an enclosed building, and subject to the licensing provisions of
210 K.C.C. Title 6;

b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

(1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.

11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated ~~((R))~~rural ~~((T))~~town.

13. Subject to the following:

a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;

b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;

c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and

d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

- 234 14. Excluding amusement and recreational uses classified elsewhere in this
235 chapter.
- 236 15. Limited to golf driving ranges and subject to subsection B.7 of this section.
- 237 16. Subject to the following conditions:
- 238 a. The length of stay per party in campgrounds shall not exceed one hundred
239 eighty days during a three hundred sixty-five day period; and
- 240 b. ~~((Θ))~~only for campgrounds that are part of a proposed or existing county
241 park, which are subject to review and public meetings through the department of natural
242 resources and parks.
- 243 17. Only for stand-alone sports clubs that are not part of a park.
- 244 18. Subject to review and approval of conditions to comply with trail corridor
245 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian
246 community designated by the Comprehensive Plan.
- 247 19. Only as an accessory to a large active recreation and multiuse park.
- 248 20. Only as an accessory to a large active recreation and multiuse park with the
249 floor area of an individual outdoor performance center stage limited to three thousand
250 square feet.
- 251 21. Only as an accessory to a park, or a large active recreation and multiuse park
252 in the RA zones, and limited to:
- 253 a. ~~((ℜ))~~rentals of sports and recreation equipment; and
- 254 b. ~~((A))~~a total floor area of seven hundred and fifty square feet.
- 255 22. Only as an accessory to a large active recreation and multiuse park and
256 limited to:

- 257 a. ~~((W))~~waterslides, wave pools and associated water recreation facilities; and
- 258 b. ~~((R))~~rentals of sports and recreation equipment.

259 23. Limited to natural resource and heritage museums and only allowed in a

260 farm or forestry structure, including but not limited to barns or sawmills, existing as of

261 December 31, 2003.

262 24. Only allowed as accessory to a horticulture center and overnight lodging is

263 prohibited.

264 SECTION 12. Ordinance 10870, Section 332, as amended, and K.C.C.

265 21A.08.050 are each hereby amended to read as follows:

266 **General services land uses.**

267 A. General services land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
	Z	I	E	E	A	A E	A	I	H I	M I	I I	I	U
	O	C	S	R	L	N R	N	D	G N	E N	O N	C	S
	N	U	T	A		V		E	B E	R E	N E	E	T
	E	L		L		E		N	O S	C S	A S		R
		T						T	R S	I S	L S		I
		U						I	H	A			A
		R						A	O	L			L
		E						L	O				
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I
	PERSONAL SERVICES												
72	General Personal Service						C((26)) 25	C((26)) 25	P	P	P	P3	P3
7216	Drycleaning Plants												P

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
			I	E	E	A	A E	A	I	H I	M I	I I	I	U
		C	S	R	L	N R	N	D	G N	E N	O N	C	S	
		U	T	A		V		E	B E	R E	N E	E	T	
		L		L		E		N	O S	C S	A S		R	
		T						T	R S	I S	L S		I	
		U						I	H	A			A	
		R						A	O	L			L	
		E						L	O					
									D					
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I	
7218	Industrial Launderers												P	
7261	Funeral Home/Crematory					C4	C4	C4		P	P			
*	Cemetery/ Columbarium or Mausoleum				P((25)) <u>24</u> C5, ((32)) <u>31</u>	P((25)) <u>24</u> C5	P((25)) <u>24</u> C5	P((25)) <u>24</u> C5	P((25)) <u>24</u>	P((25)) <u>24</u>	P((25)) <u>24</u> C5	P((25)) <u>24</u>		
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P7	
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7	
074	Veterinary Clinic	P9			P9 C10 ((32)) <u>31</u>	P9 C10			P10	P10	P10		P	
753	Automotive Repair (1)								P11	P	P		P	
754	Automotive Service								P11	P	P		P	
76	Miscellaneous Repair	<u>C33</u>	((P33))	((P33))	P((33)) <u>32</u> <u>C33</u>	P((33)) <u>32</u>	P((33)) <u>32</u>	P((33)) <u>32</u>	P((33)) <u>32</u>	P	P		P	

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL										
P – Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I		
C – Conditional Use			G	O	I	U		R	E	R	E	E	U	O	U	E	U	F	N	
S – Special Use			R	R	N	R		B	S	B	S	I	S	M	S	G	S	F	D	
			I	E	E	A		A	E	A	I	H	I	M	I	I	I	I	U	
			C	S	R			N	R	N	D		G	N	E	N	O	N	C	S
			U	T	A				V		E		B	E	R	E	N	E	E	T
			L		L				E		N		O	S	C	S	A	S		R
			T								T		R	S	I	S	L	S		I
			U								I		H		A					A
			R								A		O		L					L
			E								L		O							
											D		D							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I							
866	Church, Synagogue, Temple				P12 C28 ((32)) <u>31</u>	P12 C	P12 C	P12 C	P	P	P	P								
83	Social Services (2)				P12 C13, ((32)) <u>31</u>	P12 C13	P12 C13	P12 C13	P13	P	P	P								
*	Stable	P14 C			P14C ((32)) <u>31</u>	P14 C	P14 C													
*	Kennel or Cattery	P9			C	C				C	P									
*	Theatrical Production Services									P((34)) <u>30</u>	P((29)) <u>28</u>									
*	Artist Studios				P((29)) <u>28</u>	P((29)) <u>28</u>	P((29)) <u>28</u>	P((29)) <u>28</u>	P	P	P	P((30)) <u>29</u>	P							
*	Interim Recycling Facility	P21	P21	P21	P22	<u>P21</u>	P22	P22	P23	P23	P		P							
	HEALTH SERVICES																			

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
			I	E	E	A	A E	A	I	H I	M I	I I	I	U
		C	S	R	L	N R	N	D	G N	E N	O N	C	S	
		U	T	A		V		E	B E	R E	N E	E	T	
		L		L		E		N	O S	C S	A S		R	
		T						T	R S	I S	L S		I	
		U						I	H	A			A	
		R						A	O	L			L	
		E						L	O					
									D					
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I	
801-04	Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P	
805	Nursing and Personal Care Facilities							C		P	P			
806	Hospital						C13	C13		P	P	C		
807	Medical/Dental Lab									P	P	P	P	
808-09	Miscellaneous Health									P	P	P		
	EDUCATION SERVICES:													
*	Elementary School				P16, 15, ((32)) 31	P	P	P		P16c	P16c	P16c		
*	Middle/Junior High School				P16 C15, ((32)) 31	P	P	P		P16c	P16c	P16c		

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL													
P – Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I					
C – Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N					
S – Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D					
			I	E	E	A	A	E	A	I	H	I	M	I	I	I	I	U					
		C	S	R	L	N	R	N	D	G	N	E	N	O	N	C	S						
		U	T	A			V		E	B	E	R	E	N	E	E	T						
		L		L			E		N	O	S	C	S	A	S		R						
		T							T	R	S	I	S	L	S		I						
		U							I	H		A					A						
		R							A	O		L					L						
		E							L	O													
									D	D													
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I										
*	Secondary or High School				P16 C15, 27, (32) 31	P((27)) 26	P((27)) 28	P((27)) 28		P16c C	P16c C	P16c											
*	Vocational School				P13 C, (32) 31	P13 C	P13 C	P13 C			P	P17	P										
*	Specialized Instruction School		P18		P19 C20, (32) 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P										
*	School District Support Facility				C (24) 23, (32) 31 P16, C15	P((24)) 23 C	P((24)) 23 C	P((24)) 23 C	C	P	P	P											
GENERAL CROSS REFERENCES:														Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44;									

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	L	N R	N	D	G N	E N	O N	C	S
		N	U	T		V		E	B E	R E	N E	E	T
		E	L	L		E		N	O S	C S	A S		R
		T						T	R S	I S	L S		I
		U						I	H	A			A
		R						A	O	L			L
		E						L	O				
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I
(*) Definition of this specific land use, see K.C.C. 21A.06.													

B. Development conditions.

1. Except SIC Industry No. ((~~7534~~—)) 7534-Tire Retreading, see

manufacturing permitted use table.

2. Except SIC Industry Group Nos.:

a. 835-Day Care Services, and

b. 836-Residential Care, which is otherwise provided for on the residential

permitted land use table.

3. Limited to SIC Industry Group and Industry Nos.:

a. 723-Beauty Shops;

b. 724-Barber Shops;

c. 725-Shoe Repair Shops and Shoeshine Parlors;

d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and

e. 217-Carpet and Upholstery Cleaning.

281 4. Only as an accessory to a cemetery and prohibited from the UR zone only if
282 the property is located within a designated unincorporated ~~((R))~~rural ~~((T))~~town.

283 5. Structures shall maintain a minimum distance of one hundred feet from
284 property lines adjoining residential zones.

285 6. Only as an accessory to residential use, and:

286 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
287 with no openings except for gates, and have a minimum height of six feet; and

288 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
289 from property lines adjoining residential zones.

290 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
291 21A.08.060A.

292 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
293 or an accessory use to a school, church, park, sport club or public housing administered
294 by a public agency, and:

295 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
296 with no openings except for gates and have a minimum height of six feet;

297 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
298 from property lines adjoining residential zones;

299 c. Direct access to a developed arterial street shall be required in any
300 residential zone; and

301 d. Hours of operation may be restricted to assure compatibility with
302 surrounding development.

9.a. As a home occupation only, but the square footage limitations in K.C.C. chapter 21A.30 for home occupations apply only to the office space for the veterinary clinic, office space for the kennel or office space for the cattery, and:

(1) ~~((b))~~Boarding or overnight stay of animals is allowed only on sites of five acres or more;

(2) ~~((h))~~No burning of refuse or dead animals is allowed;

(3) ~~((t))~~The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot high solid wall and the floor area shall be surfaced with concrete or other impervious material; and

(4) ~~((t))~~The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

b. The following additional provisions apply to kennels or catteries in the A zone:

(1) ~~((i))~~Impervious surface for the kennel or cattery shall not exceed twelve thousand square feet;

(2) ~~((o))~~Obedience training classes are not allowed; and

(3) ~~((a))~~Any buildings or structures used for housing animals and any outdoor runs shall be set back one hundred and fifty feet from property lines,

10.a. No burning of refuse or dead animals is allowed;

b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock shall be

surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and

c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. ~~((7532—))~~ 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.

12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

13. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.

15. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility and serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process set forth in K.C.C. 21A.42.140.

16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no

cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

b. Renovation, expansion, modernization or reconstruction of a school, a school facility, or the addition of relocatable facilities, is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or that school facility may be used.

c. ~~((F))~~in CB, RB and O, for K-12 schools with no more than one hundred students.

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

19. Only as an accessory to residential use, and:

a. Students shall be limited to twelve per one-hour session;

b. All instruction must be within an enclosed structure; and

c. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining residential zones.

20. Subject to the following:

a. Structures used for the school and accessory uses shall maintain a minimum distance of twenty-five feet from property lines adjoining residential zones;

b. ~~((Θ))~~on lots over two and one-half acres:

(1) ~~((F))~~Retail sale~~((S))~~ of items related to the instructional courses is permitted, if total floor area for retail sales is limited to two thousand square feet;

(2) ~~((S))~~Sale~~((S))~~ of food prepared in the instructional courses is permitted with department of public health-Seattle and King County approval, if total floor area for food sales is limited to one thousand square feet and is located in the same structure as the school; and

(3) ~~((O))~~Other incidental student supporting uses are allowed, if such uses are found to be both compatible with and incidental to the principal use; and

c. ~~((O))~~On sites over ten acres, located in a designated ~~((R))~~rural ~~((T))~~town and zoned any one or more of UR, R-1 and R-4:

(1) ~~((F))~~Retail sale~~((S))~~ of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to two thousand square feet;

(2) ~~((S))~~Sale~~((S))~~ of food prepared in the instructional courses is permitted with department of public health-Seattle and King County approval, if total floor area for food sales is limited to one thousand seven hundred fifty square feet and is located in the same structure as the school;

(3) ~~((O))~~Other incidental student supporting uses are allowed, if the uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;

(4) ~~((F))~~The use shall be integrated with allowable agricultural uses on the site;

(5) ~~((A))~~Advertised special events shall comply with the temporary use requirements of this chapter; and

(6) ~~((6))~~ Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than fifty percent of their prior value, may reconstruct and expand an additional sixty-five percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with development condition B.20.c of this section and this title.

~~((21. Limited to source separated yard or organic waste processing facilities.~~

~~((22.))~~ 21. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

~~((23.))~~ 22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

~~((24.))~~ 23. Only if adjacent to an existing or proposed school.

~~((25.))~~ 24 Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.

~~((26.))~~ 25. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.21.230.

~~((27.))~~ 26.a. New high schools shall be permitted in the rural and the urban residential and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.

414 ~~((28.))~~ 27. Limited to projects that do not require or result in an expansion of
415 sewer service outside the urban growth area. In addition, such use shall not be permitted
416 in the RA-20 zone.

417 ~~((29.))~~ 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C.
418 chapter 21A.32 or as a joint use of an existing public school facility.

419 ~~((30.))~~ 29. All studio use must be within an enclosed structure.

420 ~~((31.))~~ 30. Adult use facilities shall be prohibited within six hundred sixty feet
421 of any residential zones, any other adult use facility, school licensed daycare centers,
422 parks, community centers, public libraries or churches that conduct religious or
423 educational classes for minors.

424 ~~((32.))~~ 31. Subject to review and approval of conditions to comply with trail
425 corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an
426 equestrian community designated by the Comprehensive Plan.

427 ~~((33.))~~ 32. Limited to repair of sports and recreation equipment:

428 a. ~~((A))~~as an accessory to a large active recreation and multiuse park in the
429 urban growth area; or

430 b. ~~((A))~~as an accessory to a park, or a large active recreation and multiuse park
431 in the RA zones, and limited to a total floor area of seven hundred fifty square feet.

432 33. Accessory to agricultural or forestry uses provided:

433 a. The repair of tools and machinery is limited to those necessary for the
434 operation of a farm or forest.

435 b. The lot is at least five acres.

436 c. The size of the total repair use is limited to one percent of the lot size up to a
 437 maximum of five thousand square feet unless located in a farm structure, including but
 438 not limited to barns, existing as of December 31, 2003.

439 SECTION 13. Ordinance 10870, Section 333, as amended, and K.C.C.
 440 21A.08.060 are each hereby amended to read as follows:

441 **Government/business services land uses.**

442 A. Government/business services land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P – Permitted Use		Z O N E T U R E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C – Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S – Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	H	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	G	N	E	N	O	N	C	S
			U	T	A			V		E	B	E	R	E	N	E	E	T
			L		L			E		N	O	S	C	S	A	S		R
			T							T	R	S	I	S	L	S		I
			U							I	H		A					A
			R							A	O		L					L
	E							L	O									
									D									
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I					
	GOVERNMENT SERVICES												(30)					
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16					
*	Public agency or utility yard				P27	P27	P27	P27			P		P					
*	Public agency archives										P	P	P					
921	Court									P4	P	P						
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P					

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I (30)
9224	Fire Facility				C6, 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28, 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C33 P19	C P19	C P19	C P19	P	P	P	P	P ⁵³
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	BUSINESS SERVICES:												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C14		P	P	P	P

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
			I	E	E	A	A E	A	I	H I	M I	I I	I	U
		C	S	R	L	N R	N	D	G N	E N	O N	C	S	
		U	T	A		V		E	B E	R E	N E	E	T	
		L		L		E		N	O S	C S	A S		R	
		T						T	R S	I S	L S		I	
		U						I	H	A			A	
		R						A	O	L			L	
		E						L	O	D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I (30)	
4221	Farm Product	P15			((€))	((€))							P	
4222	Warehousing, Refrigeration and Storage	C36			P15, C33, 36	P15, C36								
*	Log Storage	P15	P		P26, 33								P	
47	Transportation Service												P	
473	Freight and Cargo Service										P	P	P	
472	Passenger Transportation Service									P	P	P		
48	Communication Offices										P	P	P	
482	Telegraph and other Communications									P	P	P	P	
*	General Business Service								P	P	P	P	P16	
*	Professional Office								P	P	P	P	P16	
7312	Outdoor Advertising Service										P	P17	P	
735	Miscellaneous Equipment Rental									P17	P	P17	P	

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I (30)
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								P20	P20	P21	P20	P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38;													

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	E	A	A E	A	I	H I	M I	I I	I U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C S
		N	U	T	A		V		E	B E	R E	N E	E T
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I
													(30)
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44;													
(*) Definition of this specific land use, see K.C.C. 21A.06.													

- 443 B. Development conditions.
- 444 1. Except self-service storage.
- 445 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 446 Educational Research, see general business service/office.
- 447 3.a. Only as a re-use of a public school facility or a surplus nonresidential
- 448 facility subject to the provisions of K.C.C. chapter 21A.32; or
- 449 b. only when accessory to a fire facility and the office is no greater than one
- 450 thousand five hundred square feet of floor area.
- 451 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter
- 452 21A.32.
- 453 5. New utility office locations only if there is no commercial/industrial zoning
- 454 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that

no feasible alternative location is possible, and provided further that this condition applies to the UR zone only if the property is located within a designated unincorporated ~~((R))~~rural ~~((T))~~town.

6.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;

b. ~~((a))~~Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street;

c. no outdoor storage; and

d. excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.

7. Limited to "storefront" police offices. Such offices shall not have:

a. holding cells,

b. suspect interview rooms (except in the NB zone), or

c. long-term storage of stolen properties.

8. Private storm_water management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated "urban" in the King County Comprehensive Plan shall only be located in the urban area.

9. No outdoor storage of materials.

10. Limited to office uses.

11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.

12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

13. Limited to SIC Industry No. 4215-Courier Services, except by air.

14. Accessory to an apartment development of at least twelve units provided:

a. ~~((f))~~The gross floor area in self-service storage shall not exceed the total gross floor area of the apartment dwellings on the site;

b. ~~((a))~~All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

c. ~~((f))~~The use of the facility shall be limited to dead storage of household goods;

d. no servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;

e. no outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

f. no residential occupancy of the storage units;

g. no business activity other than the rental of storage units; and

h. ~~((a))~~ A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

15. ~~((Limited to products produced on site.))~~ a. The floor area devoted to warehousing, refrigeration or storage shall not exceed two thousand square feet.

499 b. Structures and areas used for warehousing, refrigeration and storage shall
500 maintain a minimum distance of seventy-five feet from property lines adjoining
501 residential zones.

502 c. Warehousing, refrigeration and storage is limited to agricultural products
503 and sixty percent or more of the products must be grown or processed in the Puget Sound
504 counties. At the time of the initial applications, the applicant shall submit a projection of
505 the source of products to be included in the warehousing, refrigeration or storage.

506 16. Only as an accessory use to another permitted use.

507 17. No outdoor storage.

508 18. Only as an accessory use to a public agency or utility yard, or to a transfer
509 station.

510 19. Limited to new commuter parking lots designed for thirty or fewer parking
511 spaces or commuter parking lots located on existing parking lots for churches, schools, or
512 other permitted nonresidential uses which have excess capacity available during
513 commuting; provided that the new or existing lot is adjacent to a designated arterial that
514 has been improved to a standard acceptable to the department of transportation;

515 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

516 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
517 vehicles.

518 22. Storage limited to accessory storage of commodities sold at retail on the
519 premises or materials used in the fabrication of commodities sold on the premises.

520 23. Limited to emergency medical evacuation sites in conjunction with police,
521 fire or health service facility. Helistops are prohibited from the UR zone only if the
522 property is located within a designated unincorporated ~~((R))~~rural ~~((T))~~town.

523 24. Allowed as accessory to an allowed use.

524 25. Limited to private road ambulance services with no outside storage of
525 vehicles.

526 26. Limited to two acres or less.

527 27.a. Utility yards only on sites with utility district office; or
528 b. Public agency yards are limited to material storage for road maintenance
529 facilities.

530 28. Limited to bulk gas storage tanks which pipe to individual residences but
531 excluding liquefied natural gas storage tanks.

532 29. Excluding bulk gas storage tanks.

533 30. For I-zoned sites located outside the urban growth area designated by the
534 King County Comprehensive Plan, uses shall be subject to the provisions for rural
535 industrial uses as set forth in K.C.C. chapter 21A.12.

536 31. Vactor waste treatment, storage and disposal shall be limited to liquid
537 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
538 in tanks (or other covered structures), as well as enclosed buildings.

539 32. Provided:

540 a. ~~((o))~~Off-street required parking for a land use located in the urban area must
541 be located in the urban area;

b. ~~((ø))~~Off-street required parking for a land use located in the rural area must be located in the rural area; and

c. ~~((ø))~~Off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.

33. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian community designated by the Comprehensive Plan.

34. Limited to landscape and horticultural services (SIC 078) that are accessory to a use classified as retail nurseries, lawn and garden supply store (SIC 5261) and provided that construction equipment for the accessory use shall not be stored on the premises.

35. Allowed as a primary or accessory use to an allowed industrial-zoned land use.

36. Accessory to agricultural uses provided:

a. In the RA zones and on lots less than thirty-five acres in the A zone, the floor area devoted to warehousing, refrigeration or storage shall not exceed three thousand five hundred square feet unless located in a farm structure, including but not limited to barns, existing as of December 31, 2003.

b. On lots at least thirty-five acres in the A zones, the floor area devoted to warehousing, refrigeration or storage shall not exceed seven thousand square feet unless located in a farm structure, including but not limited to barns, existing as of December 31, 2003.

c. Structures and areas used for warehousing, refrigeration and storage shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production.

d. In the A zones, structures and areas used for warehousing, refrigeration or storage shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones.

e. Warehousing, refrigeration and storage is limited to agricultural products and sixty percent or more of the products must be grown or processed in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be included in the warehousing, refrigeration or storage.

SECTION 14. Ordinance 10870, Section 334, as amended and K.C.C. 21A.08.070 are each hereby amended to read as follows:

Retail land uses.

A. Retail land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I (30)
*	Building, Hardware and Garden Materials	P19			P21 C1				P2	P	P		
*	Forest Products Sales	P3, 4	P4		P3, 4						P		
*	Department and Variety Stores						C14	C14	P5	P	P		
54	Food Stores				C13		C15	C15	P	P	P	C	P6
*	Agricultural Product Sales	P20 C7	P4		P20 C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				C22 P24		C16 P23	C16 P23	P10	P	P	P	P
*	Drug Stores						C15	C15	P	P	P	C	

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I (30)
592	Liquor Stores									P	P		
593	Uses [Used] Goods: Antiques/Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			P25	P25	P25	P25	P25	P25	P	P	P25	P25
*	Book, Stationery, Video and Art Supply Stores						C15	C15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15	C15	P	P	P	P	
*	Personal Medical Supply Stores									P	P		

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R1-48	NB	CB	RB	O	I
													(30)
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P12		P
*	Livestock Sales	P17	P17		P17	P17	P17 18						P
* —	<u>Horticulture Center</u>				<u>C26</u>								
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.													

580

B. Development conditions.

581

1. Only feed stores and garden supply stores.

582

2. Only hardware and garden materials stores shall be permitted.

583

3.a. Limited to products grown on((-))site.

584

b. Covered sales areas shall not exceed a total area of five hundred square feet.

585

4. No permanent structures or signs.

586 5. Limited to SIC Industry No. 5331~~((7))~~-Variety Stores, and further limited to a
587 maximum of two thousand square feet of gross floor area.

588 6. Limited to a maximum of two thousand square feet of gross floor area.

589 7.a. The floor area devoted to retail sales shall not exceed three~~((-))~~thousand
590 five hundred square feet unless it is located in an agricultural structure, such as a barn,
591 existing as of December 31, 2003.

592 b. Sixty percent or more of the ~~((average annual))~~ gross sales of agricultural
593 products sold through the store ~~((over a five year period))~~ shall be derived from products
594 grown or produced in ~~((King County))~~ the Puget Sound counties. At the time of the
595 initial application, the applicant shall submit a reasonable projection of the source of
596 product sales.

597 c. Sales shall be limited to agricultural products~~((, value added agricultural~~
598 ~~products, such as jams or cheeses, and plants))~~.

599 d. Storage areas for ~~((produce))~~ agricultural products may be included in a
600 farm store structure or in any accessory building.

601 e. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. Outside
602 lighting is permitted if no off-site glare is allowed.

603 8. Excluding retail sale of trucks exceeding one-ton capacity.

604 9. Only the sale of new or reconditioned automobile supplies is permitted.

605 10. Excluding SIC Industry. No. 5813-Drinking Places.

606 11. No outside storage of fuel trucks and equipment.

607 12. Excluding vehicle and livestock auctions.

608 13. Only as accessory to a winery or brewery, and limited to sales of products
609 produced on site and incidental items where the majority of sales are generated from
610 products produced on site.

611 14. Not in R-1 and limited to SIC Industry No. (~~5331~~) 5331-Variety Stores,
612 limited to a maximum of five thousand square feet of gross floor area, and subject to
613 K.C.C. 21A. 12.330.

614 15. Not permitted in R-1 and limited to a maximum of five thousand square feet
615 of gross floor area and subject to K.C.C. 21A.12.230.

616 16. Not permitted in R-1 and excluding SIC Industry No. 5813- Drinking
617 Places, and limited to a maximum of five thousand square feet of gross floor area and
618 subject to K.C.C. 21A.12.230 except as provided in subsection B.23 of this section.

619 17. Retail sale of livestock is permitted only as accessory to raising livestock.

620 18. Limited to the R-1 zone.

621 19. Limited to the sale of livestock feed, hay and livestock veterinary supplies
622 with a covered sales area of not more than five hundred square feet. The five hundred
623 square foot limitation does not include areas for storing livestock feed, hay or veterinary
624 supplies or covered parking areas for trucks engaged in direct sale of these products from
625 the truck.

626 20. Only as accessory to agricultural uses provided:

627 a. The floor area devoted to retail sales shall not exceed two thousand square
628 feet unless it is located in an agricultural structure, such as a barn, existing as of
629 December 31, 2003.

~~((b. The floor area devoted to retail sales may be covered but it cannot be enclosed unless it is located in an agricultural structure, such as a barn, existing as of December 31, 2003.))~~

b. Forty percent or more of the gross sales of agricultural products sold through the store must be sold by the producers of primary agricultural products.

c. Sixty percent or more of the ~~((average annual))~~ gross sales of agricultural products sold through the store ~~((over a five-year period))~~ shall be derived from products grown or produced in ~~((King County))~~ the Puget Sound counties. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales.

d. Sales shall be limited to agricultural ~~((produce, value added agricultural products such as jams or cheeses, and plants))~~ products.

e. Storage areas for ~~((produce))~~ agricultural products may be included in a farm store structure or in any accessory building.

f. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. Outside lighting is permitted if no off-site glare is allowed.

21. Limited to hay sales.

22. Only as:

a. an accessory use to a winery or brewery, limited to the tasting of products produced on site;

b. an accessory use to a permitted manufacturing or retail land use, limited to espresso stands to include sales of beverages and incidental food items, and not to include drive-through sales; or

c. an accessory use to a large active recreation and multiuse park, limited to a total floor area of three thousand five hundred square feet.

23. Only as:

- a. ~~((A))~~an accessory to a large active recreation and multiuse park; or
- b. ~~((A))~~an accessory to a park and limited to a total floor area of one thousand five hundred square feet.

24. Accessory to a park, limited to a total floor area of seven hundred fifty square feet.

25. Only as an accessory to:

- a. ~~((A))~~a large active recreation and multiuse park in the urban growth area; or
- b. ~~((A))~~a park, or a large active recreation and multiuse park in the RA zones, and limited to a total floor area of seven hundred fifty square feet.

26. Subject to the following:

- a. The lot is at least forty acres and has direct access from a principal arterial.
- b. Structures, except greenhouses, are set back a minimum distance of seventy-five feet from property lines adjacent to resident zones.
- c. The uses must include horticultural production and an arboretum or display gardens.
- d. The uses may include any one or more of the following:
 - (1) feed store and garden supply store;
 - (2) florist shop;
 - (3) restaurant with a maximum floor area of three thousand five hundred square feet;

676 (4) conference center with a total floor area not to exceed five thousand
677 square feet and not to include overnight lodging; and

678 (5) sales area for associated retail items.

679 SECTION 15. Ordinance 10870, Section 335, as amended, and K.C.C.

680 21A.08.080 are each hereby amended to read as follows:

681 **Manufacturing land uses.**

682 A. Manufacturing land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P – Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C – Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S – Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
		Z	I	E	E	A	A	E	A	I	H	I	M	I	I	I	U	
		O	C	S	R	L	N	R	N	D	G	N	E	N	O	N	C	S
		N	U	T	A			V		E	B	E	R	E	N	E	E	T
		E	L		L			E		N	O	S	C	S	A	S		R
			T							T	R	S	I	S	L	S		I
			U							I	H		A					A
			R							A	O		L					L
			E							L	O							
											D							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
													(11)					
20	Food and Kindred Products	P1 ₃ C14	P1		P1 ₃ C14						C		P2 C					
2082/ 2084	Winery/Brewery	P3 C12			P3 C13	P3					C		P					
22	Textile Mill Products												C					
23	Apparel and other Textile Products										C		P					
24	Wood Products, except furniture	P4 C5	P4 C5		P4 ₃ C5	P4					C6		P					

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
			I	E	E	A	A E	A	I	H I	M I	I I	I	U
		C	S	R	L	N R	N	D	G N	E N	O N	C	S	
		U	T	A		V		E	B E	R E	N E	E	T	
		L		L		E		N	O S	C S	A S		R	
								T	R S	I S	L S		I	
								I	H	A			A	
								A	O	L			L	
								L	O					
									D					
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)	
25	Furniture and Fixtures										C		P	
26	Paper and Allied Products												C	
27	Printing and Publishing								P7	P7	P7 C	P7 C	P	
28	Chemicals and Allied Products												C	
2911	Petroleum Refining and Related Industries												C	
30	Rubber and Misc. Plastics Products												C	
31	Primary Metal Industries										C		P	
32	Fabricated Metal Products									P8	P9		P	
33	Industrial and Commercial Machinery												C	
34	Heavy Machinery and Equipment												P	
35	Industrial and Commercial Machinery												P	

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C		P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C		P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
													(11)
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.													

B. Development conditions.

1. ~~((Limited to agricultural products grown on site, provided))~~ a. The floor area

devoted to processing shall not exceed two thousand square feet.

b. ~~((s))~~ Structures and areas used for processing shall maintain a minimum

distance of seventy-five feet from property lines adjoining residential zones.

c. Processing is limited to agricultural products and sixty percent or more of

the products processed must be grown in the Puget Sound counties. At the time of initial

690 application, the applicant shall submit a projection of the source of products to be
691 produced.

692 2. Except slaughterhouses.

693 3. Only as a home industry, subject to K.C.C. chapter 21A.30.

694 4. Limited to rough milling and planing of products grown on-site with portable
695 equipment.

696 5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites,
697 limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.

698 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
699 No. 2431-Millwork (excluding planing mills).

700 7. Limited to photocopying and printing services offered to the general public.

701 8. Only within enclosed buildings, and as an accessory use to retail sales.

702 9. Only within enclosed buildings.

703 10. Limited to boat building of craft not exceeding forty-eight feet in length.

704 11. For I-zoned sites located outside the urban growth area designated by the
705 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
706 21A.08.080_A shall be prohibited, and all other uses shall be subject to the provisions for
707 rural industrial uses as set forth in K.C.C chapter 21A.12.

708 12. Limited to wineries subject to the following:

709 a. the total floor area of structures for wineries and any accessory uses not to
710 exceed three thousand five hundred square feet, including underground storage, unless
711 located in existing agricultural structures, including, but not limited to, barns.

b. ~~((e))~~ Expansions of existing agricultural structures used for wineries are not to exceed three thousand five hundred square feet.

c. ~~((a))~~ At least sixty percent of the grapes or other agricultural products used to produce the wine must be grown in King County.

d. ~~((s))~~ Structures and areas used for processing are set back a minimum distance of seventy-five feet from property lines adjacent to residential zones.

e. ~~((w))~~ Wineries must comply with Washington state ~~((D))~~ department of ~~((E))~~ ecology and King County board of health regulations for water usage and wastewater disposal. Wineries using water from exempt wells must install a water meter.

13. Limited to wineries subject to the following:

a. The floor area of structures for wineries and any accessory uses are limited to a total of eight thousand square feet, except that underground storage that is constructed completely below natural grade, not including required exits and access points, may add an additional eight thousand square feet provided that the underground storage is at least one foot below the surface and is not visible above ground and must meet the following:

(1) ~~((w))~~ Wineries must comply with Washington state ~~((D))~~ department of ~~((E))~~ ecology and King County board of health regulations for water usage and wastewater disposal. Wineries using water from exempt wells are to install a water meter.

(2) ~~((e))~~ Clearing on the site is limited to a maximum of thirty-five percent of the lot area or the amount previously legally cleared, whichever is greater. Removal of noxious weeds and invasive vegetation is exempt from this clearing limitation. The

remainder of the site is to be managed under a forest management plan approved by the King County department of natural resources and parks.

(3) ~~((e))~~Off-street parking is limited to one hundred and fifty percent of the minimum requirement for wineries specified in K.C.C. 21A.18.030.

(4) ~~((s))~~Structures and areas used for processing are set back a minimum distance of seventy-five feet from property lines adjacent to residential zones.

b. Structures for wineries and any accessory uses that exceed six thousand square feet of total floor area including underground storage must:

(1) have a minimum lot size of ten acres; and

(2) use a minimum of two and one-half acres of the site for the growing of agricultural products.

c. Structures for wineries and any accessory uses that do not exceed a six thousand square feet of total floor area including underground storage must have a minimum lot size of five acres.

d. On Vashon-Maury Island, the total floor area of structures for wineries and any accessory uses located may not exceed six thousand square feet including underground storage and must have a minimum lot size of five acres.

14. Accessory to agriculture uses provided:

a. In the RA zones and on lots less than thirty-five acres in the A zones, the floor area devoted to processing shall not exceed three thousand five hundred square feet unless located in a farm structure, including but not limited to barns, existing as of December 31, 2003.

b. On lots at least thirty-five acres in the A zones, the floor area devoted to processing shall not exceed seven thousand square feet unless located in a farm structure, including but not limited to barns, existing as of December 31, 2003.

c. In the A zones, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production.

d. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones.

e. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be processed.

SECTION 16. Ordinance 10870, Section 336, as amended, and K.C.C. 21A.08.090 are each hereby amended to read as follows:

Resource land uses.

A. Resource land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
			I	E	E	A	A E	A	I	H I	M I	I I	I	U
		C	S	R	L	N R	N	D	G N	E N	O N	C	S	
		U	T	A		V		E	B E	R E	N E	E	T	
		L		L		E		N	O S	C S	A S		R	
		T						T	R S	I S	L S		I	
		U						I	H	A			A	
		R						A	O	L			L	
		E						L	O					
									D					
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	
	AGRICULTURE:													
01	Growing and Harvesting Crops	P	P		P	P	P						P	
02	Raising Livestock and Small Animals	P	P		P	P	P6						P	
*	Agriculture Training Facility	C10												
*	Materials Processing Facility	P11												
	FORESTRY:													
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P	
*	Forest Research		P		P	P						P2	P	
*	Materials Processing Facility		P12											
	FISH AND WILDLIFE MANAGEMENT:													
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P	

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P – Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C – Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S – Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		Z	I	E	A	A E	A	I	H I	M I	I I	I	U
		O	C	S	R	L	N R	N	D	G N	E N	O N	C
		N	U	T	A		V		E	B E	R E	N E	E
		E	L		L		E		N	O S	C S	A S	R
			T						T	R S	I S	L S	I
			U						I	H	A		A
			R						A	O	L		L
			E						L	O			
									D				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							P
	MINERAL:												
10, 12, 14	Mineral Extraction and Processing		P9 C	P <u>C14</u>									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8	P8 <u>C14</u>									P
<u>*</u>	<u>Materials Processing</u> <u>Facility</u>			<u>P13</u>									
	ACCESSORY USES:												
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. 21A.06.													

774

B. Development conditions.

775

1. May be further subject to K.C.C. Title 25, Shoreline Management.

- 776 2. Only forest research conducted within an enclosed building.
- 777 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
- 778 4. Excluding housing for agricultural workers.
- 779 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 780 with mineral extraction or processing operation.
- 781 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
- 782 7. Only in conjunction with a mineral extraction site plan approved in
- 783 accordance with K.C.C. chapter 21A.22.
- 784 8. Only on the same lot or same group of lots under common ownership or
- 785 documented legal control, which includes but is not limited to, fee simple ownership, a
- 786 long-term lease or an easement:
- 787 a. as accessory to a primary mineral use(~~(; or)~~);
- 788 b. as a continuation of a mineral processing use (~~((established prior to the~~
- 789 ~~effective date of consistent with this title))~~ only for that period to complete delivery of
- 790 products or projects under contract at the end of mineral extraction; or
- 791 c. for a public works project under a temporary grading permit issued pursuant
- 792 to K.C.C. 16.82.152.
- 793 9. Limited to (~~(mining activities)~~) mineral extraction and processing:
- 794 a. on a lot or group of lots under common ownership or documented legal
- 795 control, which includes but is not limited to, fee simple ownership, a long-term lease or
- 796 an easement;
- 797 b. that are located greater than one-quarter mile from an established residence;
- 798 and

c. that do not use local access streets that abut lots developed for residential use.

10. Agriculture training facilities are allowed only as an accessory to existing agricultural uses and are subject to the following conditions:

a. The impervious surface associated with the agriculture training facilities shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

b. New or the expansion of existing structures, or other site improvements, shall not be located on class 1, 2 or 3 soils;

c. The director may require reuse of surplus structures to the maximum extent practical;

d. The director may require the clustering of new structures with existing structures;

e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining residential zones;

f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community;

g. New sewers shall not be extended to the site;

h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads;

i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners

may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;

j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;

k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Limited to source separated organic waste processing facilities at a scale appropriate to process the organic waste generated in the agricultural zone.

12. Limited to source separated organic waste processing facilities only as accessory to a primary SIC Industry Group 242-Sawmill used at a scale appropriate to process the organic waste generated on the site.

13. Limited to mineral zoned properties not adjacent to residential zoned properties and only as accessory to a primary mineral extraction use, or as a continuation of a mineral processing use.

14. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.